

**Redevelopment Authority Minutes
Meeting of February 17, 2010**

City Hall, Council Chambers

7:30 AM

Members Present: Messrs. DeRosa, Green, Halloin, Barr, Kemp, Ms. Wildenberg

Staff Present: Messrs. Schatz, Tufte, Mrses. Noland, Casteen, and Graffeo

1. Call to order.

At 7:30 AM, Mr. DeRosa called the meeting to order.

2. Minutes.

The minutes from the January 20, 2010, meeting were approved on a motion by Ms. Wildenberg, seconded by Mr. Green.

3. Financial statements.

Ms. Casteen presented the financial statements for January 2010. There were no recorded expenses last month. There is \$300,000 in uncommitted funds for the West Bank Development District. There is \$316,000 in uncommitted CDBG funding for the West Bank Development District. Previously the CBDG funds had been allocated to acquire the Bartingale property at 2021 Oxford Avenue. At this time, there has been no response from Bartingale on the last offer made for purchase.

Guidelines say that CDBG money is to be spent within a year or two, or most likely the funds would have to be returned for reallocation.

Mr. Halloin motioned to approve the financial statements, Mr. Green seconded. The motion was carried.

4. Discussion of Phase 1 and 2 work program for the West Riverside District Plan.

All members received a written work program outline and schedule of Phase 1 and 2, as well as memorandum containing descriptions and an aerial map of the district. Mr. Tufte began his presentation by reviewing the aerial view map and confirming the district's boundaries.

Phase 1 of the work program would run from February through May and would be an analysis of the current conditions of the area. This analysis would be done through base maps, GIS information, photography, demographic profiling, and key-person interviews. The findings of the current conditions analysis would be presented in a bound document. This document would be

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similar in format to what was done for the Clairemont Avenue Medical and Educational District, which Mr. Tufte was able to show as an example.

Phase 1 findings would go through an advisory committee, district open house, and workshop before being presented to the City Plan Commission and the City Council.

Mr. Tufte noted one issue of working to redevelop this area is the issue of incorporating the surrounding neighborhood. Normally, implementation of a redevelopment plan for a residential area would be done in collaboration with an existing neighborhood association. There is no existing neighborhood association for this region. Mr. Tufte brought up the risk that when these plans begin without a neighborhood association to work with, it is possible that a neighborhood group may organize to oppose the plans presented. However, it is also possible that an association would form during the Phase 1 time frame where a partnership can be formed. If this is the case, it would be possible to drop the neighborhood from Phase 2 of the work program as the neighborhood association would be in place to continue those efforts.

Once Phase 1 is complete, there will be a break over summer. Phase 2 of the work program would run from August to December. Phase 2 is to prepare a district plan based on Phase 1 findings. Two or three generalized alternatives for the area would be prepared and would go through advisory and plan committees, be presented to the Redevelopment Authority, and go through a district open house and workshop before a final draft is submitted to Plan Commission and City Council.

5. Closed session.

Motion to move to a closed session was presented by Mr. Barr and seconded by Mr. Kemp. The motion carried.

Ms. Wildenberg moved to come out of a closed session. Mr. Green seconded, the motion carried.

6. Motion to approve submitting a 2010 CDBG application.

There is currently \$316,000 in uncommitted funds for the development West Riverside District. Based on the need to spend the \$316,000, an application for additional CDBG funds will not be submitted this year.

Mr. Halloin wanted it stated for the record that a work session is being planned as an opportunity to meet with and get clarification from Mr. Keith Johnathan, CDBG and HOME Administrator, as to the use of CDBG funds for the West Riverside District.

7. Announcements, directions, and correspondence.

Mr. Schatz presented the progress with the Vernon Brothers' development plan for the 2 S. Barstow building. An LLC has been formed, which will be the actual purchaser of the building. Mr.

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Nick has drafted the purchase agreement. The Vernon Brothers are currently working to secure funding and finishing their business plan. They have been visiting similar businesses to research use of space. The Vernon Brothers and their engineers have been by the building several times.

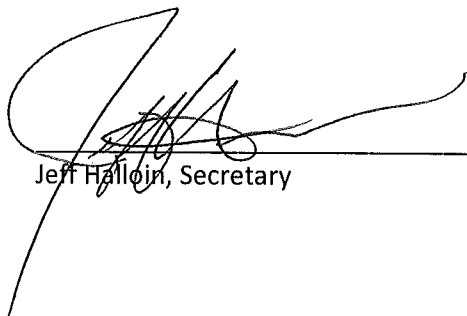
Mr. Schatz reports that progress seems positive and is being done in a timely manner. All progress indicates that they will meet the requirements in their 120-day time limit.

Mr. Gable has sent correspondence requesting that he be added to the agenda for the next meeting to discuss his progress and plans for his property.

The next meeting will be held the third Wednesday of March, which is March 17th. Mr. DeRosa will be unable to attend that meeting.

8. Adjournment.

The meeting was adjourned at 8:29 AM.



Jeff Halloin, Secretary